



NOTES

Proposal is for 3no 3 bedroom 6 person dwelling houses on a new cul-de-sac accessed from Cobcar Street, named 'Cobcar Mews'.

- 1. Additional trees planted to supplement existing to north-west of the site to increase audio and visual barrier to train line.
- 2. Houses on adjacent Cobcar Close, separation distance to rear of proposed 29m.
- 3. House opposite proposed site, separation distance to habitable rooms to front, 18m view screened with planting.
- 4. Existing double garage adjacent to proposal, access retained via Cobcar Mews.
- 5. Elsecar Midland Working Men's Club.
- 6. 3no parking bays for flexible use, shared between club and by residents of Cobcar Mews.
- 7. 1no disabled parking bay for the use of the club.
- 8. Three-point-turn turning circle for refuse vehicle or fire appliance, as proposed dwelling houses are further than 45m from Cobcar Street.

PROJECT	Elsecar Working Men's Club Yorkshire
CLIENT	Minotaur Construction Ltd.
TITLE	Proposed Site Plan
NUMBER	11ELS/002
SCALE	1:500 @ A3
REVISION	-
DRAWN	JC
DATE	31.05.2011
CHECKED	JJL
APPROVED	MF



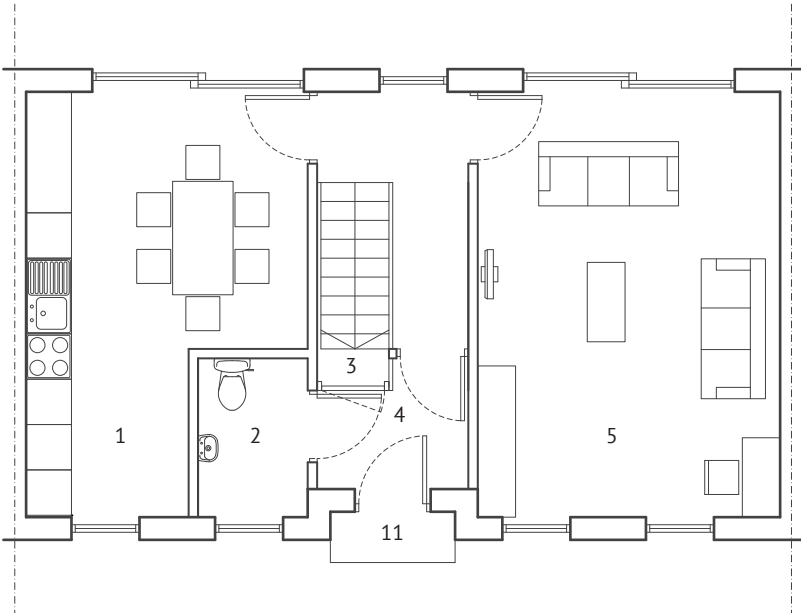
NOTES

1. Back gardens, minimum area 50m². Fenced to external boundaries with 1.8m barrier specified to Secure by Design standards. Fences between gardens 1.1m to facilitate relationships between neighbours.
2. Terrace of 3no 3 bedroom 6 person dwelling houses proposed on site, total floor area per dwelling 102m². For further details see 'Unit Plans'.
3. End property has large, gated front garden, 50m². Potential for 1no additional en-curtilage parking space.
4. Each dwelling has 1no dedicated en-curtilage parking space (Lifetime Homes Citeria 1) as well as access to 3no shared parking spaces.
5. Exit from back garden of house on Cobcar Street, access to existing double-garage retained from proposed new cul-de-sac, Cobcar Mews.
6. Shared 'homezone' style surface used by vehicles and pedestrians.
7. Existing trees and vegetation form visual barrier with back gardens of houses on Cobcar Close.
8. Additional trees planted to supplement existing to north-west of the site to increase audio and visual barrier to train line.

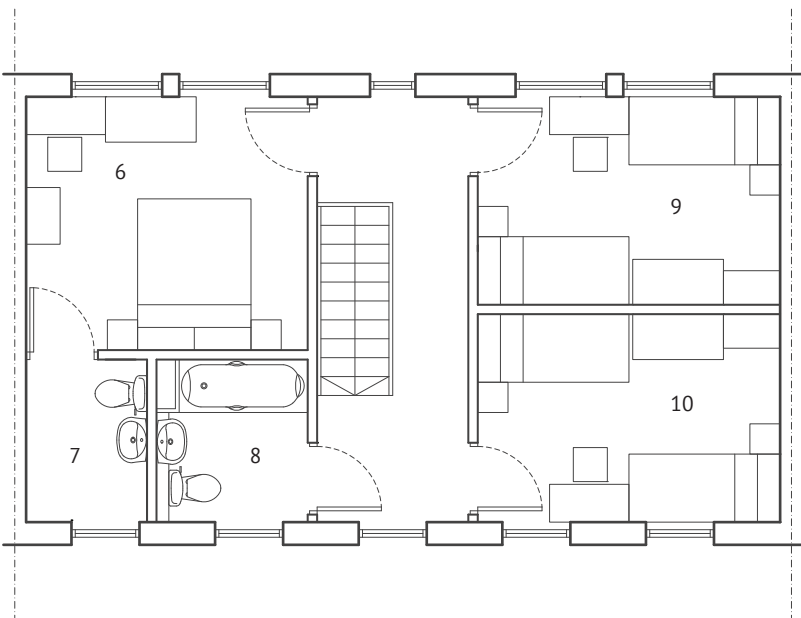
PROJECT	Elsecar Working Men's Club Yorkshire
CLIENT	Minotaur Construction Ltd.
TITLE	Proposed Site Plan
NUMBER	11ELS/003
SCALE	1:200 @ A3
REVISION	-
DRAWN	JC
DATE	31.05.2011
CHECKED	JJL
APPROVED	MF

All dimensions to be checked on site. Indicative drawings for information purposes only.

GROUND



FIRST



NOTES

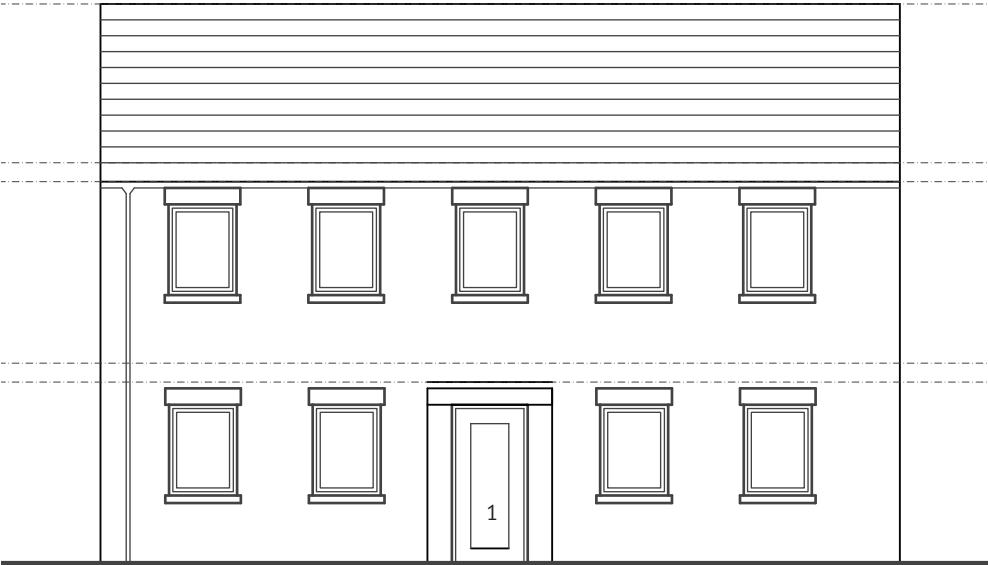
Design is compliant with all Lifetime Homes Criteria <www.lifetimehomes.org.uk>. It has level access and threshold, and corridors, approach to doors & door widths are also all compliant with criteria 2, 3 4, 6 & 7.

1. Kitchen/diner with access to garden through sliding doors (Lifetime Homes Criteria 8 & 9) 17.5m².
2. WC with potential to be converted to downstairs shower room (Lifetime Homes Criteria 10) 3m².
3. Under stair storage 1.5m²
4. Internal porch 3m²
5. Living room 22.5m²
6. Master bedroom 12m5m²
7. En suite toilet & shower room 3m²
8. Family bathroom adjacent to bedroom (Lifetime Homes Criteria 11, 13 & 14) 4.5m².
9. Bedroom 2 11m²
10. Bedroom 3 11m²
11. Rain porch over front door to protect from weather when opening door.

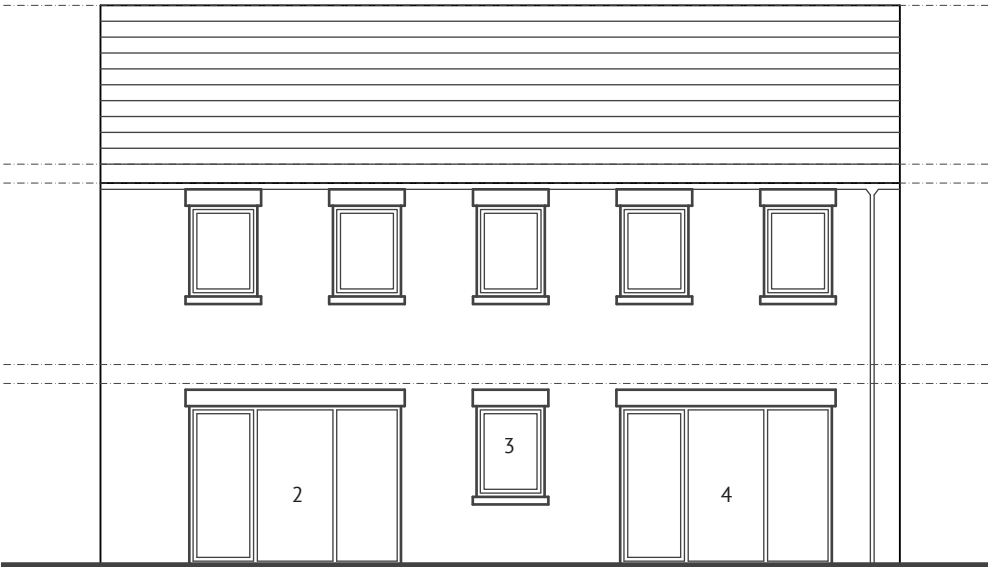
PROJECT	Elsecar Working Men's Club Yorkshire
CLIENT	Minotaur Construction Ltd.
TITLE	Unit Plans
NUMBER	11ELS/004
SCALE	1:100 @ A3
REVISION	-
DRAWN	JC
DATE	31.05.2011
CHECKED	JJL
APPROVED	MF

0 1 2 5m

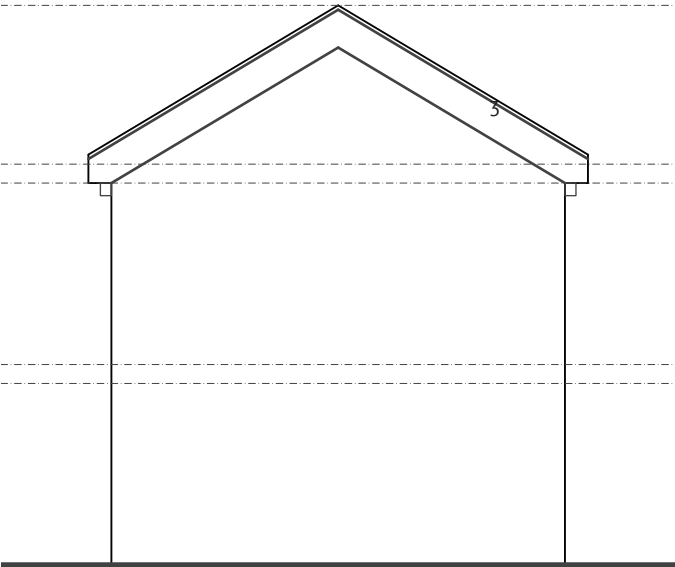
FRONT ELEVATION



REAR ELEVATION



TERRACE END ELEVATION



NOTES

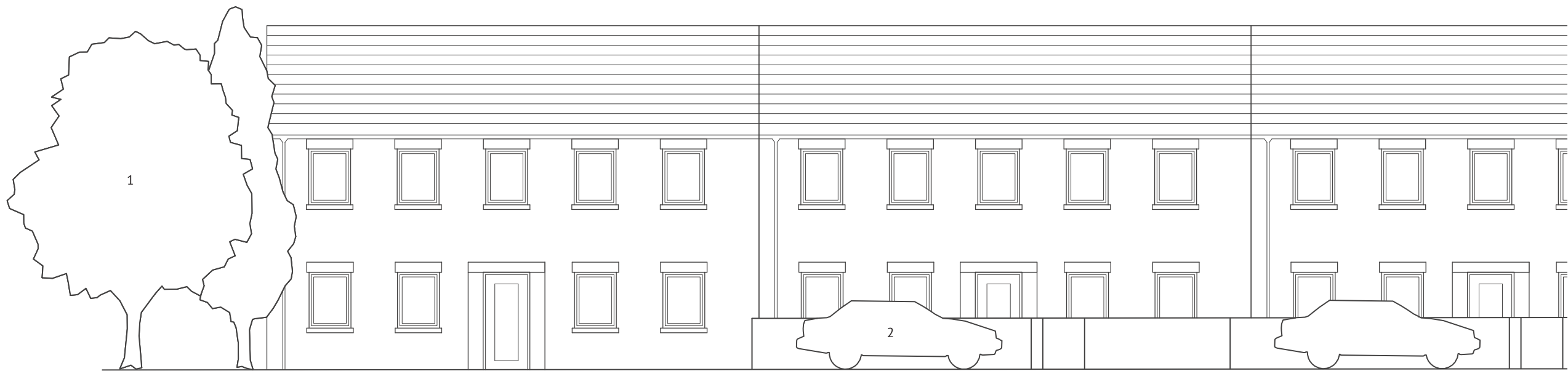
1. Heavy duty timber front door, specified to Secure by Design standards, with rain porch over. Front of house contains 2no habitable rooms providing excellent surveillance to street.
2. Sliding triple glazed rear door specified to Secure by Design standards.
3. All windows triple-glazed, high thermal performance to exceed Part L standards. Windows also compliant with Part K.
4. Sliding triple glazed rear door specified to Secure by Design standards.

PROJECT	Elsecar Working Men's Club Yorkshire
CLIENT	Minotaur Construction Ltd.
TITLE	Unit Elevations
NUMBER	11ELS/005
SCALE	1:50 @ A3
REVISION	-
DRAWN	JC
DATE	31.05.2011
CHECKED	JJL
APPROVED	MF

0 1 3m

All dimensions to be checked on site. Indicative drawings for information purposes only.

WEST END STREET ELEVATION



EAST END STREET ELEVATION



NOTES

- Existing vegetation increased in density to improve audio and visual separation from train line.
- En-curtilage parking spaces for each dwelling
- Existing double garage.
- Wall to adjacent property on Cobcar Street.
- Level change to Cobcar Street, approx. 2m rise over 1 in 12 incline.

PROJECT	Elsecar Working Men's Club Cumbria
CLIENT	Minotaur Construction Ltd.
TITLE	Cobcar Mews Elevations
NUMBER	11ELS/006
SCALE	1:100 @ A3
REVISION	-
DRAWN	JC
DATE	31.05.2011
CHECKED	JJL
APPROVED	MF

0 1 2 5m

All dimensions to be checked on site. Indicative drawings for information purposes only.



PROJECT	Elsecar Working Men's Club Yorkshire
CLIENT	Minotaur Construction Ltd.
TITLE	Visualisation
NUMBER	11ELS/007
SCALE	@ A3
REVISION	-
DRAWN	JC
DATE	31.05.2011
CHECKED	JJL
APPROVED	MF